

**ORDINANCE NO. 20210610-113**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 601 AND 603 WEST 14<sup>TH</sup> STREET FROM GENERAL OFFICE (GO) DISTRICT TO DOWNTOWN MIXED USE-CONDITIONAL OVERLAY (DMU-CO) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from general office (GO) district to downtown mixed use-conditional overlay (DMU-CO) combining district on the property described in Zoning Case No. C14-2021-0025, on file at the Housing and Planning Department, as follows:

A 0.1542 acre of land in the T. J. Chambers Survey, Abstract No. 7, Travis County, Texas, being out of and part of the north 70 feet of Lot 5 and the north 70 feet of the east 24.4 feet of Lot 6, Block 154, Original City of Austin, Travis County, Texas, according to the map or plat thereof recorded in the General Land Office of the State of Texas, and being the same property conveyed to 601/603-14 Realty LP in Warranty Deed recorded in Volume 12894, Page 1952, Deed Records of Travis County, Texas, said 0.1542 acre of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 601 and 603 West 14<sup>th</sup> Street in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. The maximum height of a building or structure on the Property shall not exceed 60 feet.
- B. The following uses are prohibited uses on the Property:
  - Bail bond services
  - Pawn shop services
- C. Liquor sales use is a conditional use on the Property.

**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the downtown mixed use (DMU) base district and other applicable requirements of the City Code.


**PART 4.** This ordinance takes effect on June 21, 2021.

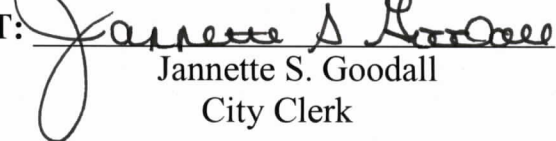
**PASSED AND APPROVED**

\_\_\_\_\_, June 10, 2021

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§

  
\_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:**   
\_\_\_\_\_  
Anne L. Morgan  
City Attorney

**ATTEST:**   
\_\_\_\_\_  
Jannette S. Goodall  
City Clerk

**EXHIBIT A**

0.1542 ACRE OF LAND LOCATED IN THE T.J. CHAMBERS SURVEY, ABSTRACT NUMBER 7, TRAVIS COUNTY, TEXAS, BEING OUT OF AND PART OF THE NORTH 70.00 FEET OF LOT 5 AND THE NORTH 70.00 FEET OF THE EAST 24.40 FEET OF LOT 6, BLOCK 154, OF THE ORIGINAL CITY OF AUSTIN ACCORDING TO THE MAP OR PLAT OF RECORD IN THE TEXAS GENERAL LAND OFFICE, BEING ALL OF THAT TRACT CONVEYED TO 601/603-14 REALTY, L.P. BY DEED RECORDED IN VOLUME 12894, PAGE 1952, DEED RECORDS OF TRAVIS COUNTY, TEXAS, (D.R.T.C.T.), SAID 0.1542 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a 1/2 inch iron rod found for the northeast corner of said lot 5, being in the south Right-of-Way line, (ROW), of 14<sup>th</sup> Street and being in the west ROW line of Nueces Street;

(Grid Coordinates N = 10,074,157.63, E = 3,113,332.11)

THENCE, S 16°32'05" W, along said west ROW line, same being the east line of said Lot 5, a distance of 72.03 feet to a 1/2 inch iron rod found for the southeast corner herein, same being the northeast corner of that certain tract conveyed to Betty Blackwell by deed recorded in Volume 13241, Page 1145, D.R.T.C.T.;

THENCE, N 73°13'39" W, departing said west ROW line, a distance of 92.97 feet to a 1/2 inch iron rod found for the southwest corner herein, same being in the east line of that certain tract conveyed to Phil Mockford by deed recorded in Volume 4211, Page 1537, D.R.T.C.T.;

THENCE, N 16°17'33" E, along the common line between the herein described tract and the said Mockford tract, a distance of 72.20 feet to a 1/2 inch iron rod found for the northwest corner herein, same being the northeast corner of the said Mockford tract, from which a 1/2 inch iron rod found for the northwest corner of said Mockford tract, bears, N 73°53'32" W, 46.03 feet and being in the south ROW line of said 14<sup>th</sup> Street;

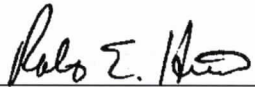
THENCE, S 73°07'25" E, along the south ROW line of said 14<sup>th</sup> Street, a distance of 93.28 feet to the **POINT OF BEGINNING**, containing 0.1542 acre of land, more or less.

0.1542 ACRE  
T.J. CHAMBERS SURVEY ABSTRACT NO. 7  
TRAVIS COUNTY, TEXAS

Page 2 of 3

All bearings and coordinates shown hereon are based on the Texas State Plane Coordinate System (SPCS), Central Zone (4203) All distances shown hereon are grid values represented in U.S. Survey Feet.

This property description is accompanied by a separate sketch of even date.



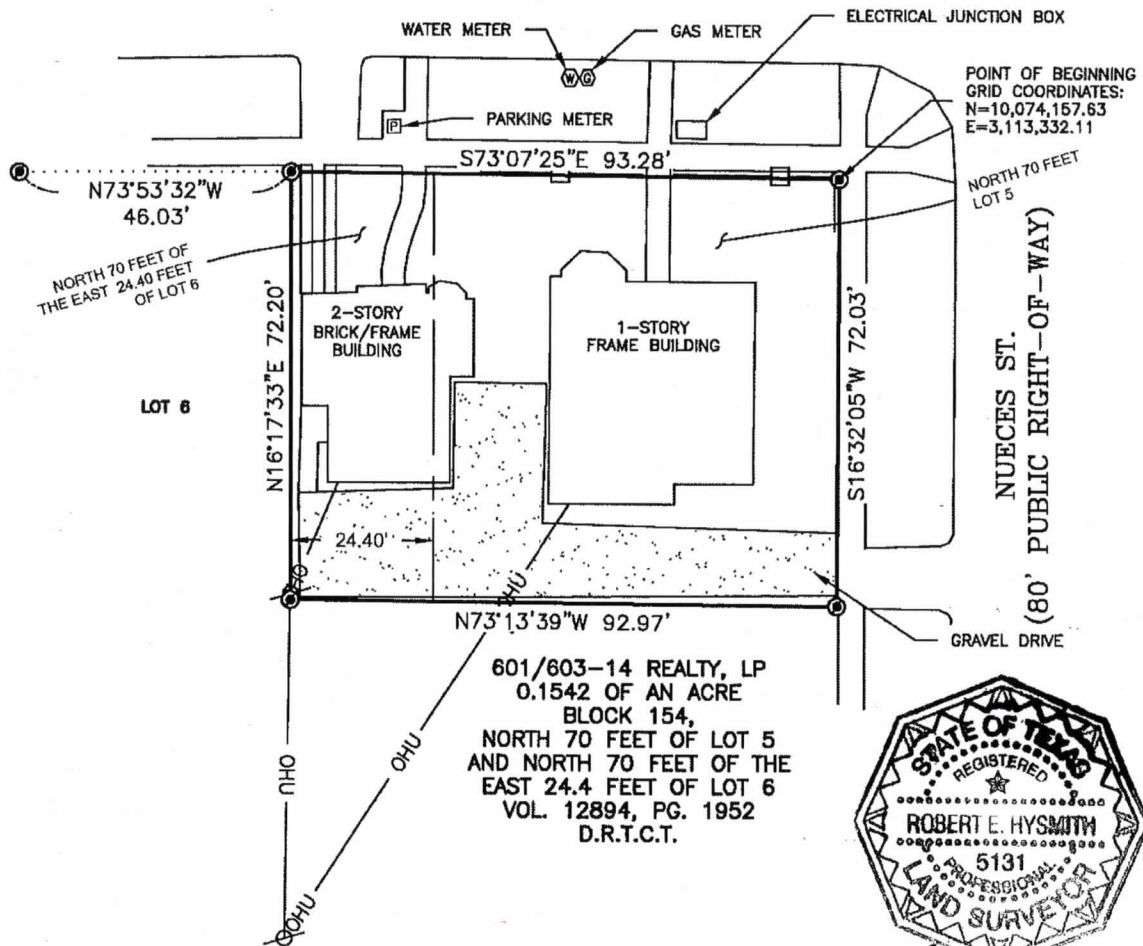
Robert E. Hysmith  
Registered Professional Land Surveyor No. 5131  
Peloton Land Solutions  
4214 Medical Parkway, Suite 300  
Austin, Texas 78756  
(512) 831-7700  
TBPLS Firm No. 10194108



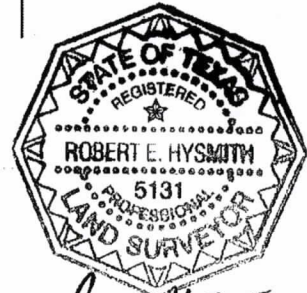
3/01/21



W. 14TH ST.  
(80' PUBLIC RIGHT-OF-WAY)



NUECES ST.  
(80' PUBLIC RIGHT-OF-WAY)



*Rob E HySmith*  
3/01/21

LEGEND

- ⊙ 1/2-INCH IRON ROD FOUND
- ⊗ POWER POLE
- — — ORIGINAL LOT LINE
- OHU — OVERHEAD UTILITIES
- ⋯ REFERENCE TIE
- D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS

GENERAL NOTES:

1. THIS SURVEY WAS CREATED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR POLICY. THERE MAY BE ADDITIONAL EASEMENTS OR RESTRICTIONS, NOT SHOWN HEREON, WHICH MAY AFFECT THE PROPERTY.
2. THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD 83/93. DISTANCES SHOWN HEREON ARE GRID VALUES EXPRESSED IN U.S. SURVEY FEET.
3. THE PURPOSE OF THIS SURVEY IS FOR ZONING ONLY AND IS NOT FOR CONVEYANCE.

PAGE 3 OF 3



HBW21002  
601 & 603 W. 14TH ST.

AUSTIN, TX  
MARCH 2021





